

FY2015-2019 CIP Government Facilities

Disclaimer: This map shows a general distribution of government facilities. It may not be comprehensive.

City of Falls Church Long Range Master Facility Plan (February 2014)

	Adopted Prior \$	Adopted CIP	Adopted CIP	School Board/ MRSPL Board of Trustees Adopted and General Govt. Department Proposed					Projections	Projections	Projections	Totals
Enterprise Projects	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20-24	FY25-29	FY30-34	
FCCPS												
School Replacement/Modernization	\$100K	\$485K \$433K					\$400K					\$1.418M
Thomas Jefferson ES	\$5.95M	\$4M			\$2M				Reserve: \$TBD- FY17	Reserve: \$TBD- FY17	Reserve: \$TBD- FY17	\$11.95M
Cherry St. Pre-school			\$2.4M									\$2.4M
Mt. Daniel ES			\$1M	\$8M	\$6.6M							\$15.6M
George Mason HS					\$99.5M							\$99.5M
Mary Ellen Henderson ES						\$5M						\$5M
General Government												
Facility Systems Reinvestment (HVAC/Roof/ Elevator)	\$100K	\$220K	\$305K	\$502K	\$350K	\$350K	\$350K	\$350K	Reserve: \$1.7M (340K/yr.) (start funding in FY16 annually) Policy: 2.5% Replacement 3.75% Repair/ Maintenance Facilities: 1-Systems Reinvest. 2-Library 3- Comm Ctr Facilities: 1-Systems Reinvestment 2-Property Yard 3-Farmhse/ Barn 4-Aurora House	Reserve: \$1.7M (340K/yr.) Policy: 2.5% Replacement 3.75% Repair/ Maintenance Facilities: 1-Systems Reinvest. 2-Gage House 3-Fire Station	Reserve: \$1.7M (340K/yr.) Policy: 2.5% Replacement 3.75% Repair/ Maintenance Facilities: 1-Systems Reinvest. 2-Gage House 3-Fire Station (City Hall repeats next 5-year cycle)	\$2.527M
City Hall/ Public Safety Critical Renovations	\$1M	\$796K	\$2.604M									\$4.4M
City Hall/Public Safety Front Expansion	\$300K	\$1.3M										\$1.6M
City Hall Campus Parking		\$1.2M										\$1.2M
City Hall/ Public Safety Rear Expansion		\$675K	\$3.825M									\$4.5M
MRSP Library Expansion		\$100K			\$1.5M	\$1M	\$11.69M	\$4.5M				\$18.79M
Fire Station 6 System Renovations (HVAC/Doors/Windows)			\$538K	\$250K								\$788K
Cherry Hill Farmhouse/ Barn Renovations & Accessibility												
Community Center Renovations/ Expansion												
Property Yard Accessibility & Renovations												
Aurora House Renovations & Accessibility												
Library Renovations												
TOTALS (in FY14 dollars)	\$7.450M	\$9.210M	\$10.672M	\$8.752M	\$110M	\$6.35M	\$12.44M	\$4.85M	\$1.7M	\$1.7M	\$1.7M	\$175M

Five-year Projection (without high school and middle school funding, pending economic development):

Five Year Fund Balance Projection Through FY2019 Recommended	FY2013 Actual	FY2014 As Projected	FY2015 Projected	FY2016 Projected	FY2017 Projected	FY2018 Projected	FY2019 Projected
Total Operating Revenues	\$ 71,871,638	\$ 74,101,375	\$ 77,198,942	\$ 79,900,905	\$ 82,697,437	\$ 85,591,847	\$ 88,587,562
General Fund Expenditures Before Capital*	63,138,506	70,748,834	72,203,818	74,680,892	75,486,037	77,608,507	80,071,191
Net Operating	8,733,132	3,352,541	4,995,124	5,220,013	7,211,400	7,983,340	8,516,370
Use of Fund Balance	-	1,478,300	-	-	-	-	-
Estimated Additional Revenues	-	2,050,000	-	500,000	500,000	500,000	500,000
Use of Capital Reserve	-	-	1,752,000	1,198,000	-	-	-
Contribution to Fund Balance	-	-	-	-	-	-	-
Contribution to Capital Reserve	-	(2,950,000)	-	-	-	-	-
Paygo Transportation Fund	-	-	(800,000)	-	-	-	-
Paygo & Stormwater (FY14 only)	(2,033,076)	(1,500,000)	(952,000)	(645,000)	(600,000)	(700,000)	(700,000)
Debt Service	(4,305,353)	(4,330,841)	(4,995,124)	(5,773,013)	(6,611,400)	(7,283,340)	(7,816,370)
Net Capital	(6,338,429)	(5,252,541)	(4,995,124)	(4,720,013)	(6,711,400)	(7,483,340)	(8,016,370)
Addition/(Reduction) to Fund Balance	2,394,703	(1,900,000)	(0)	500,000	500,000	500,000	500,000
Capital Improvement Program							
Capital Improvement Expenditures	(7,533,141)	(15,364,032)	(11,647,000)	(115,372,000)	(12,735,000)	(21,627,000)	(10,415,000)
Transfers in fom General Fund	2,033,076	600,000	-	-	-	-	-
Use of Capital project fund balance**	-	-	-	-	-	-	-
Use of Capital Reserves	-	-	-	-	-	-	-
Use of Paygo Reserves	-	-	1,752,000	645,000	370,000	770,000	570,000
Proceeds from capital grant funds	547,023	1,089,984	-	1,208,000	1,232,000	620,000	355,000
Proceeds from bond sale	-	13,674,048	9,895,000	10,900,000	2,148,000	12,780,000	5,290,000
Only if grant/revenue offset	-	-	-	3,119,000	3,425,000	7,447,000	4,190,000
MRSPL capital campaign fund	-	-	-	-	-	10,000	10,000
School financing plan	-	-	-	99,500,000	5,560,000	-	-
Net Cash Flow from CIP	(4,953,042)	-	-	-	-	-	-
Unassigned Fund Balance, beginning	14,869,105	14,821,921	12,921,921	12,921,921	13,421,921	13,921,921	14,421,921
Unassigned Fund Balance, end of year	14,821,921	12,921,921	12,921,921	13,421,921	13,921,921	14,421,921	14,921,921
Capital Reserve Fund Balance	126,000	3,016,000	1,198,000	-	-	-	-
Paygo Reserve Fund Balance	-	-	-	-	230,000	160,000	290,000

KEY RATIOS

Fund Balance

Gen Govt Fund balance as % of expenditures	22.0%	17.2%	16.7%	16.7%	17.0%	17.0%	17.0%
Policy Target (17% of Expenditures)***	11,465,456	12,763,545	13,123,820	13,677,164	13,956,564	14,431,614	14,940,885
Undesignated Fund Balance, end of year	14,821,921	12,921,921	12,921,921	13,421,921	13,921,921	14,421,921	14,921,921

Debt Service

Existing	4,305,353	4,330,841	4,995,124	4,956,138	4,893,813	4,908,578	4,868,933
New****	-	-	-	816,875	1,717,588	2,374,763	2,947,438
Total	4,305,353	4,330,841	4,995,124	5,773,013	6,611,400	7,283,340	7,816,370
Debt service as % of expenditures	6.4%	5.8%	6.5%	7.2%	8.1%	8.6%	8.9%
Policy Limit (12% of Expenditures)	8,093,263	9,009,561	9,263,873	9,654,469	9,851,692	10,187,022	10,546,507

*Expenditures are based on a balanced budget and are not based on current projections of FY2015 through FY2019expenditures.

***New policy effective December 12, 2011.

****3.25%-4.25% Interest rate used for debt service calculation

General Government Project Timeline (as of April 2013/ to be updated):

	CY 2013 Milestones				CY 2014 Milestones				CY 2015 Milestones			
Major Activities	Jan-Mar (FY13)	Apr-Jun	Jul-Sept (FY 14)	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept (FY15)	Oct-Dec	Jan-Mar	Apr-Jun	Jul-Sept (FY 16)	Oct-Dec
Roof Phase 2	design	Construct*	construct	construct								
Sprinkler System	phase 1- design	phase 1- construct			phase 2- design	phase 2- bid	phase 2- final design/ construct*	phase 2- construct				
Phase 1- IT												
Phase 2- Existing Bldg												
Elevators		bid	design	Construct*								
Police evidence storage			bid	design	Construct*							
HVAC/Windows			bid	design		bid	Contract (CC)	construct	construct	construct		
Central Front Entrance/ below grade PD area		bid development	bid	design-prelim	public input/Council action	Site Plan (PC)/ Contract (CC)	bid	final design/ construct	construct	construct	construct	
Structured Parking		bid development	bid	design-prelim	public input/Council action	Site Plan (PC)/ Contract (CC)	bid	final design/ construct	construct	construct	construct	
Rear Expansion/Internal Relocation		bid development	bid	design-prelim	public input/ Council action	Site Plan (PC)/ Contract (CC)	bid	final design/ construct	construct	construct	construct	construct
Water foundation seepage		bid development	bid	design-prelim	public input/Council action	Site Plan (PC)/ Contract (CC)	bid	final design/ construct	construct	construct	construct	construct

Legend:

- Design-
- Public Input/Council Action-
- Bid-
- Site Plan/Contract Award/ Public Input-
- Final Design & Construct-

*- depending on design and cost estimates may require Council contract award action

Facility Reinvestment Policy:

The City should establish a facility reinvestment policy for general government and school facilities, to be funded annually to provide pay as you go (Paygo) or debt service funding for future capital facility needs for replacement, repair and maintenance. The funds would be allocated for use as part of the 5-year CIP budget ordinance adoption. This funding resource should be available starting with the FY2019- 2023 cycle which follows the current CIP period under development; to achieve this it is recommended to start funding this reserve no later than FY2016. Note this is in addition to the current capital reserve fund policy, which applies to all capital projects, in order that facilities received generally used industry standard reinvestment rates. This approach is feasible only if the adopted and proposed facility CIP plans are executed in order correct long standing issues due to past underinvestment. The funds would be used to cover the debt service for facility projects or as Paygo; significant large scale projects may require additional funding commitments.

General Government Framework (same model recommended for school facilities):

Standard funding levels based upon total depreciable assets:

Replacement:	2.5%
Repair:	2.5%
Maintenance:	<u>1.25%</u>
TOTAL	6.25%

Methodology calculation:

Total Depreciable Assets	92,834,636
Less: Machinery and Equipment	<u>(11,235,625)</u>
Balance	81,599,011
	X 6.25%
Amount	5,100,000/3
Amount per five year interval	\$1,700,000
(Annual calculation	\$340,000)

Provides for \$1.7M borrowing for very 5-years bond term with \$340,000 per year debt service (principal and interest)
Provides an option to Paygo \$1.7M over a 5-year or borrow upfront the \$1.7M and pay approximately \$100,000 in interest with a 5-year bond term

FY 2015–2019 CIP Project – City Facilities Reinvestment

Re-approp. Request_____ New_____ Ongoing X

Department/Division: Public Works

Description/Justification:

The City operates eleven major facilities and eleven ancillary buildings totaling over 160,000 square feet excluding any building acquisition for redevelopment. These buildings include: City Hall, Gage House, Aurora House, Community Center, Library, Cherry Hill Farmhouse, Property Yard Office/Maintenance Building, Old Property Yard Maintenance Building, Property Yard Warehouse, Parks & Recreation Storage Building and Homeless Shelter. Most of the City Hall/Public Safety facility concerns will be addressed through the ongoing Critical Renovations CIP project. However, the needs of the other facilities must also be addressed. In order to best allocate resources, the City will develop a conditions assessment of these City facilities to detail and prioritize individual projects. This assessment will guide the reinvestment program for the next three – five years. Beyond developing and prioritizing specific projects this conditions assessment will describe a maintenance program to address safety, functionality and energy conservation of each of these facilities for their respective building lives. Identified projects include: Cherry Hill Farmhouse porch repairs, re-roof the Community Center, ADA compliance at the Aurora House, Library elevator replacement/repair, City Hall attic insulation repair, Gage House ADA compliance and porch structural repairs, Community Center hot water heater replacement, Property Yard external stair replacement, re-roof shop bays at the Property Yard, structural repairs and bay door replacement at 7111 Old Property Yard.

Project Cost Estimate:

(Provide breakdown of Project Management, Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Staffing (in-house): \$315,000
 Project Management
 (outsourced): \$0
 Engineering and Design: \$300,000
 Construction: \$1,500,000
Total Project Cost (all years): \$2,115,000

Cost Estimate explanation: Staff time (0.7 FTE / year for 5-years at \$90K for \$315K) will be absorbed through existing staffing. The \$300K for engineering and design is assumed 20% of construction costs.

	Pre-FY15			Total Adjusted
Prior Appropriations:	\$1,030,824	\$0	\$0	\$1,030,824
Unexpended Balance**:	\$373,631	\$0	\$0	\$373,631

***confirm with Finance*

****if no activity per City Charter (Section 6.19) in 3 years note in FY2014 for reappropriation action*

Future Funding Needs:

	Available Funding	FY2014***	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Funding Source: Local	\$0	\$0	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$1,750,000
Funding Source:								
Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source: Local Debt	\$373,631	\$0	\$0	\$0	\$0	\$0	\$0	\$373,631
Match: Cash								
Total:	\$373,631	\$0	\$350,000	\$350,000	\$350,000	\$350,000	\$350,000	\$2,123,631

Overall Match requirement: Cash:_____ In-kind:_____ Ratio:_____	Description:
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Project Schedule: Dates:

Procurement:	On Going
Engineering and Design:	On Going
Construction:	On Going

Impact on Operating Costs (highlight increases or decreases for on-going operations and include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

This sustained reinvestment in our public facilities will decrease City annual operating costs by improving energy efficiency and reducing personnel time dedicated to the repair and maintenance of aged facilities. As noted above, the operating budget will include funding for contract facilities management costs.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Maintaining City facilities meets Comprehensive Plan goals found in the “Community Facilities, Public Utilities and Government Services” chapter. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require renovation
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Develop and execute building maintenance plans for all public facilities

FY 2015–2019 CIP Project – Community Center HVAC Replacements

Re-approp. Request_____ New X Ongoing____

Department/Division: Public Works - Operations

Description/Justification:

Replace the two main air handler units for the gym in the Community Center. Replace aging valves and pumps associated with aging HVAC equipment. The original air handlers and some associated equipment are at life expectancy and need to be replaced.

Project Cost Estimate:

(Provide breakdown of Project Management, Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Staffing (in-house): \$2,000
 Project Management
 (outsourced): \$0
 Engineering and Design: \$0
 Construction: \$150,000
Total Project Cost (all years): \$0

Cost Estimate explanation: Cost estimate based on a 2013 quote for replacement of the 2 HVAC units. Assume an additional \$35,000 for pump and valve replacements.

	FY	FY	FY	Total Adjusted
Prior Appropriations:	\$0	\$0	\$0	\$0
Unexpended Balance**:	\$0	\$0	\$0	\$0

***confirm with Finance*

****if no activity per City Charter (Section 6.19) in 3 years note in FY2014 for reappropriation action*

Future Funding Needs:

	Available Funding	FY2014***	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Funding Source: Local Debt	\$0	\$0	\$150,000	\$0	\$0	\$0	\$0	\$150,000
Funding Source:								
Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source: Local	\$0	\$0	\$2,000	\$0	\$0	\$0	\$0	\$2,000
Match: Cash								
Total:	\$0	\$0	\$152,000	\$0	\$0	\$0	\$0	\$152,000

Overall Match requirement: Cash:_____ In-kind:_____ Ratio:_____	Description:
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Project Schedule: Dates:

Procurement:	Aug-14
Engineering and Design:	NA
Construction:	Dec-14

Impact on Operating Costs (highlight increases or decreases for on-going operations and include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Replacing the HVAC will lead to a decrease in utility costs.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Maintaining City facilities meets Comprehensive Plan goals found in the “Community Facilities, Public Utilities and Government Services” chapter. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require renovation
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Develop and execute building maintenance plans for all public facilities

FY 2015–2019 CIP Project – Library Building

Re-approp. Request_____ New_____ Ongoing_X__

Department/Division: Library

Description/Justification:

The Library should be the intellectual center of our community. Because Falls Church deserves a modern library for the 21st century the Mary Riley Styles Library Board of Trustees worked with consultants in FY13 to develop a draft Master Plan for the Library which also included a review of a 2008 Space Study and extensive public consultation. The goal is a library for the future that accommodates City growth and adheres to the City's Comprehensive Plan.

The City's current population is 13,299 and is expected to increase to 15,540 by 2033. Currently, the Library has over 27,000 registered borrowers, and that number is expected to exceed 35,000 by 2033. Library statistics show circulation was 446,563 last year; 64,853 reference transactions took place; almost 300,000 people visited the library; and, 554 programs were presented with over 17,000 people attending them. The Library also experienced the largest summer reading program in its history, with 1,280 children participating. For the sixth consecutive year the Library won a Star award, which measures usage as compared to peer libraries nationwide and is one of only two in Virginia to receive this award each year it has been given. The draft Master Plan concludes that additional space is needed to support current and projected future functions, and that the Library should add 14,500 square feet to its existing 18,500 square foot facility to bring its size to 33,000 square feet. In addition to adding square footage, the draft Master Plan recommends upgrades to the existing building.

The original Library building was constructed in 1957 and expanded in 1968 and 1992 to meet changing demands. The facility analysis conducted as part of the Master Plan process portrays a building that is: ADA deficient in many aspects and in need of many infrastructure repairs or replacements; it lacks storage and sufficient security systems and measures, space for large audiences which routinely occur weekly during story hours, study spaces for students after school and on weekends, larger public restroom space, and Local History room space. Shelving is too high, the elevator is old and unreliable, and the heating/air conditioning system does not work properly.

In response to the assessment in the draft Master Plan, the Library Board's preferred option, which best meets the many needs for an improved facility over the coming years is Conceptual Design Proposed Plan A which consists of razing the existing building, rebuilding a new 33,000 GSF two story building on a larger footprint in its current location with an entrance relocated to Park Avenue. The new building would have a minimum LEED rating of Silver.

Project Cost Estimate:

The costs listed here are provided by McMillan Pazdan Smith Architecture and represent the average of HIGH and LOW ranges of the rough cost per square foot construction estimates. The cost range accounts for the numerous unknown variables that exist at the conceptual design phase of a project. As the project's design develops in detail, construction cost numbers can be fine tuned. Some of the variables include the level of finish and detail, the level of sustainable elements, relocation costs, the client process requirements, and the number of construction phases.

Staffing (in-house): \$0

Project Management
(outsourced): \$0

Engineering and Design: \$1,500,000

Construction: \$17,180,000

Total Project Cost (all years): \$18,680,000

Cost Estimate explanation: A/E fees (includes architectural design, civil, structural and MEP engineering; interior/furniture design and library service and IT consultants), \$1,500,000; Temporary space relocation while project occurring includes A/E design fees, per, build-out costs, moving, leasing deposits, additional storage, and monthly rent and utilities, \$2,000,000; construction, \$14,190,000; FF&E (includes future, fixtures, and equipment with reuse of existing furniture to be determined during design process), \$990,000. Total: \$18,680,000. New library space of 33,000 GSF, \$430 cost per SQ; FF&E based on \$30 per GSF for 33,000 GSF.

	FY2012	FY2013	FY14	Total Adjusted
Prior Appropriations:	\$0	\$0	\$0	\$0
Unexpended Balance**:	\$0	\$0	\$0	\$0

***confirm with Finance*

****if no activity per City Charter (Section 6.19) in 3 years note in FY2014 for reappropriation action*

Future Funding Needs:

	Available Funding	FY2014***	FY2015	FY2016	FY2017	FY2018	FY2019	Total
Funding Source: Local Debt	\$0	\$0		\$1,500,000	\$1,000,000	\$11,690,000	\$4,500,000	\$18,690,000
Funding Source:								
Grant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Funding Source: Local	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Match: Cash								
Total:	\$0	\$0	\$0	\$1,500,000	\$1,000,000	\$11,690,000	\$4,500,000	\$18,690,000

Overall Match requirement: Cash:_____ In-kind:_____ Ratio:_____	Description:
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Project Schedule: _____ Dates: _____

Procurement:

Engineering and Design: FY2016; move, FY2017

Construction: FY2018 and FY2019

Impact on Operating Costs (highlight increases or decreases for on-going operations and include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted): Increased utility bills, estimated cost for current building is \$51,500 (electric, water, gas); for a larger building, but LEED certified, it could cost around \$90,000/yr for utilities; IT equipment to include more terminals: approximately 10 PC @ \$1,000/ea, total of \$10,000 which would be refreshed every four to five years--not an annual cost; personnel increase from 17.85FTE to 25FTE in FY2018, an increase of 7.15 FTE, or about \$606,320 in salaries and benefits; supplies, additional \$10,000/yr.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

This project fulfills the following Council Vision as expressed in Chapter 8 (p. 168) of the City's Comprehensive Plan. "Vision: The City will maintain its public facilities and provide a level of public utilities and services that is sufficient to meet the current and future needs of the greater Falls Church Community and will promote the efficient utilization of all resources. Public facilities will be attractively designed to meet the City's operational goals and community appearance standards, and will be maintained and improved as necessary to provide an appropriate level of service to all residents....City schools and libraries will continue to provide excellent academic and information services to residents...." Goal 1 (p. 168) "Ensure that an excellent level of public facilities, utilities, and services are available to meet the needs of the community, while exercising fiscal responsibility." Strategy D (p. 169) Ensure that the Capital Improvements Program and the operating Goal 7 (p. 171) "Continue to provide superior public library services responsive to educational, informational, recreational, and cultural needs of all residents of the City."

FY15-19

Falls Church City Public Schools CIP

Superintendent Toni Jones, January , 2014

FCCPS CIP FY15-19

Capital Improvement Index

- 1. Growth Projections 2014-2029**
- 2. Building Capacity: Current and future**
- 3. Construction Planning Schedules**
- 4. Year by Year Overview of Projects Requested**

Falls Church Public Schools Enrollment Projections as of September 30th by Year
Data Provided by Weldon Cooper and Economic Development Projection (Mid-Range)

	PK	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
2014-15	36	206	219	191	196	178	200	182	176	205	206	210	186	182	2,573
2015-16	38	207	222	225	203	209	193	207	189	196	220	208	209	187	2,713
2016-17	40	216	230	237	249	223	236	209	221	219	218	231	213	218	2,960
2017-18	42	217	231	238	252	263	243	244	216	249	236	221	229	216	3,097
2018-19	42	216	233	239	253	268	286	252	252	240	268	239	219	232	3,239
2019-20	44	217	233	241	254	268	291	296	261	280	257	271	236	221	3,370

	PK	K-1	2 - 5	6 - 8	9 - 12	Total
2020-21	46	398	899	828	1,101	3,416
2021-22	46	407	917	787	1,200	3,502
2022-23	46	414	931	778	1,275	3,589
2023-24	46	420	943	815	1,275	3,644
2024-25	46	426	958	836	1,277	3,688
2025-26	46	432	975	846	1,245	3,680
2026-27	46	439	991	855	1,248	3,724
2027-28	46	445	1,006	869	1,292	3,802

Proposed	K-2	3-5
2020-21	607	690
2021-22	616	708
2022-23	629	716
2023-24	639	723
2024-25	648	735
2025-26	658	750

Building Capacity

Mount Daniel

Actual Building Capacity: 275 students

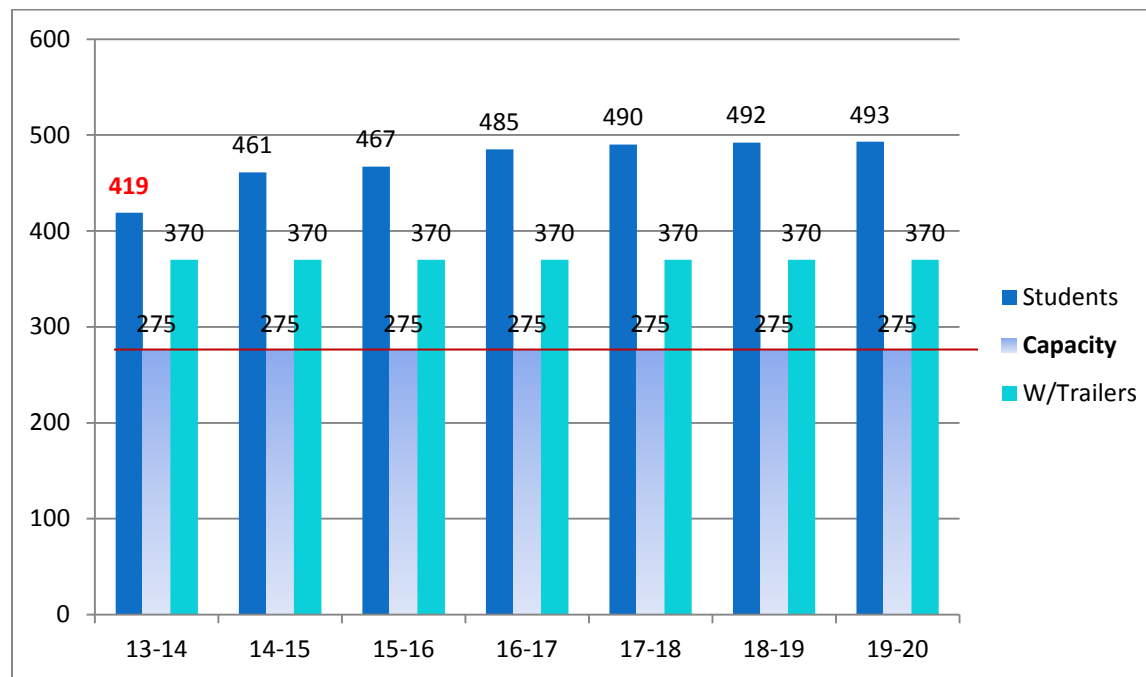
Current Building Capacity with Trailers: 370 students

After New Construction: 720-792

Kindergarten *12 Rooms x 22 Students= 264*

First Grade *12 Rooms x 22 Students = 264*

Second Grade *12 Rooms x 22 Students= 264* *******Over Capacity 2013-2014**



Thomas Jefferson

Actual Building Capacity: 750

Current Building Capacity with Trailers: 5 rooms x 22 students= 110

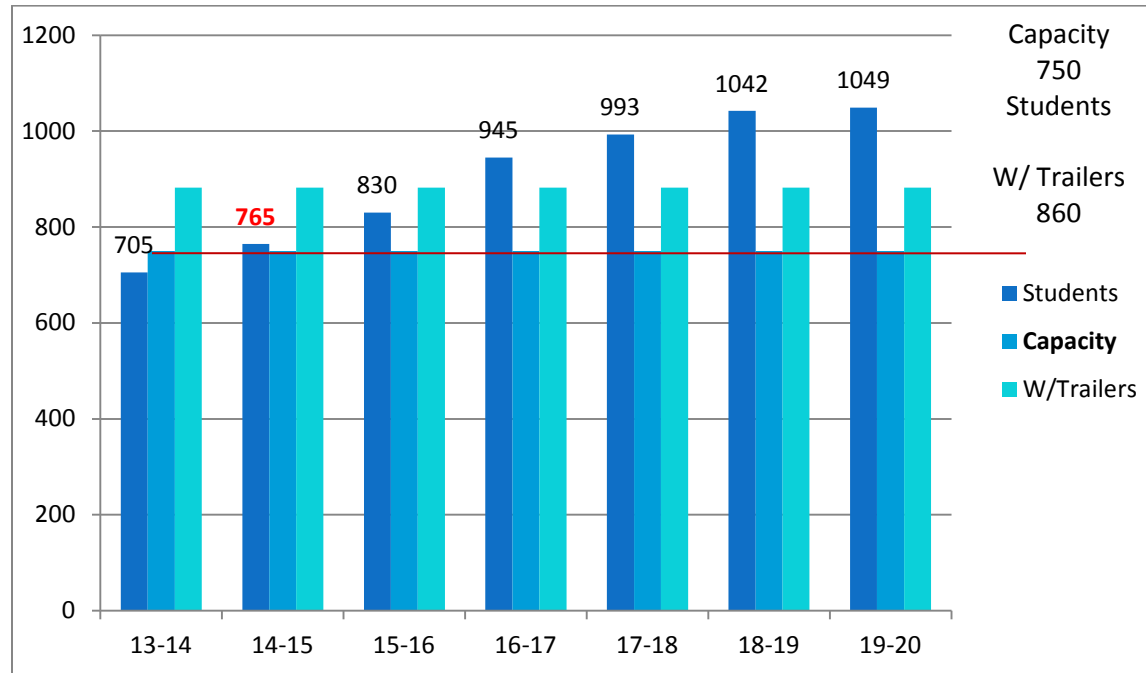
860 students with Trailers

2nd Grade 22 students x 8 Classrooms=176

3rd Grade 24 students x 8 Classrooms=192

4th Grade 24 students x 8 Classrooms=192

5th Grade 24 students x 8 Classrooms=192 (752) *****Capacity with Trailers, but all main building rooms full 2013-2014



Mary Ellen Henderson Middle School

Actual Building Capacity: 600 students

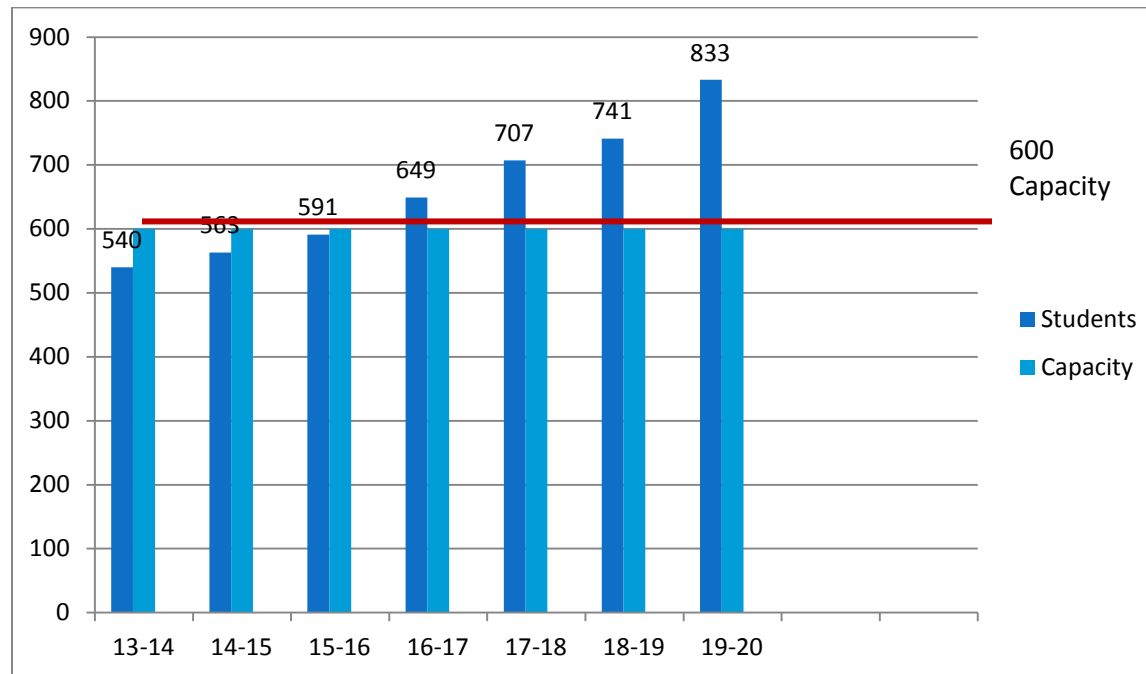
This graph shows current student enrollment projections in blue.

The red bar is the current capacity of the building.

6th Grade 24 students x 8 Classrooms=192

7th Grade 24 students x 8 Classrooms=192

8th Grade 24 students x 9 Classrooms=216 (600 students) *****At capacity 2015-2016

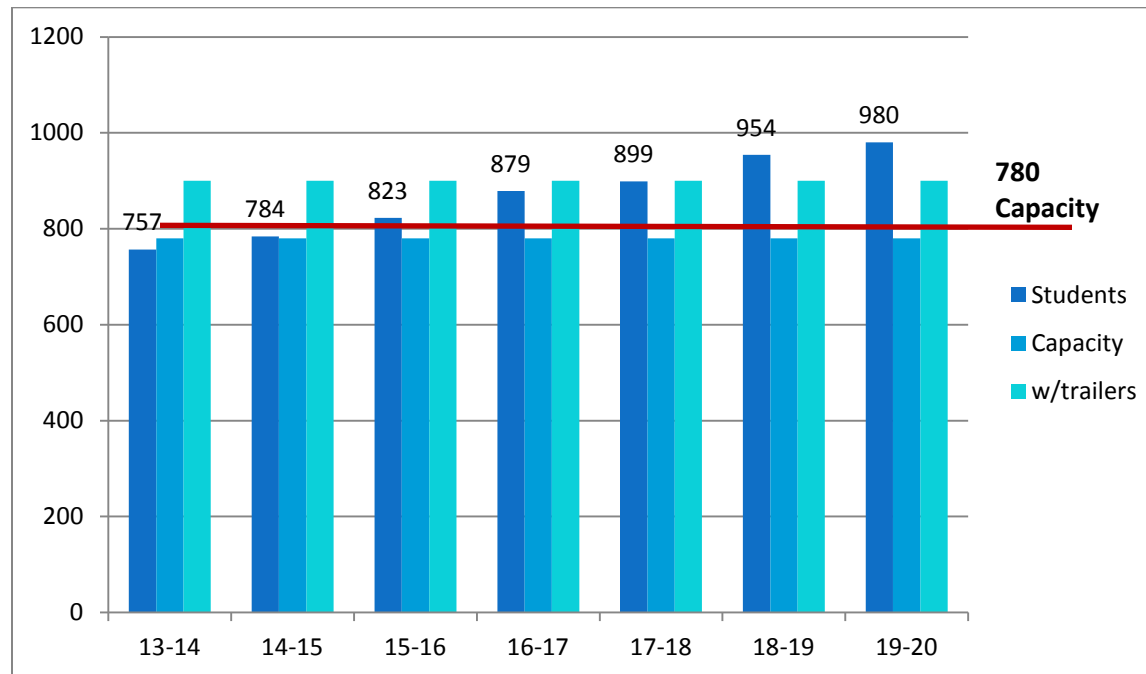


George Mason High School

Actual Building Capacity: 780 students **GM will reach over 1,000 students on or before 2020 (7 years)**

With Six Trailers: 900 students

38 Rooms x 24 Students= 912 *****At Capacity with no trailers 2013-2014, *****At Capacity with trailers 2017-2018



Falls Church City Public Schools Construction Schedule

Phase 1		2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
	Thomas Jefferson Addition/Renovation	Build	Occupy					
	Cherry Street Renovation Pre-School	Design	Build	Occupy				
	Mount Daniel		Analysis **RFP Issued	Design	Build	Build	Occupy	
Phase 2	George Mason		Facilities Planning Group	Design	Design	Build	Build	Occupy
Phase 3	Mary Ellen Henderson				Design	Build	Occupy	

Phase 1 : Meeting the needs of the elementary and middle school through the work completed

Phase 2: Focus on George Mason High School

- Improving internal building and external site circulation,
- Enhancing community access to and use of the facility during non-school hours, and
- Replacement of outdated/failing mechanical systems with high-efficiency systems utilizing solar or other renewable energy.

Phase 3:

- Mary Ellen Henderson Modernization and Expansion for Growth

FCCPS 'Design-Build-Occupy' PROCESS

Policy: 4.30.1 Facilities Planning Sequence

SB Approves Scope of Work and Approves ASAC Committee as recommended by Staff

***Reviews and approves Architect/Engineer from Selection Process if current
PPEA is not Utilized**

Staff Review and Approve Program Requirements

Architect and Engineers Develop Schematic Design and City Required Assessments

ASAC Reviews and Makes Recommendations on Schematic Design

Schematic Design Presented to the SB for Briefing

**ASAC Holds Larger Meetings for Community and Staff Input and Feedback
(PTA, Staff Meetings, SB Work Session)**

Review of 65% Drawings ...makes adjustments, then 95% Drawings and specifications

School Board approves final drawings and specifications

**Final Drawings Submitted- ASAC Provides periodic input and updates
to staff , PTA. and Broader Community (To Include Web updates)**

**Construction Begins (On-going dialogue with ASAC, Administration, and SB)
Debriefing 90 Days after Occupancy**

*****FCCPS CIP Is subject to amendment if enrollment growth or other factors should change**

YEARLY TOTALS	FY14	FY15	FY16	FY17	FY 18	FY 19
Project Title And Cost	<p>Cherry Street Property Renovation-Construction Addendum #1</p> <p>\$2,400,000</p> <hr/> <p>Mount Daniel Expansion and ADA Renovations Year 1 \$1,000,000 Addendum #1</p>	<p>George Mason Yr 1 \$500,000 Planning Addendum #3</p> <hr/> <p>Mount Daniel \$14,600,000 Explore Expanding for K-2 Building to accommodate rapid growth in early childhood and free up 8 classrooms at TJ</p> <p>RFP Issued to Explore Multiple Options Addendum #1</p>	<p>George Mason Y2 School Construction \$99,500,000</p> <hr/> <p>Systems Renewals To include TJ HVAC \$2,000,000 Addendum #2</p> <p>\$400,000-*included in above number</p> <hr/> <p>Football/Soccer Turf Replacement \$200,000 (\$200,000 additional funded form the City CIP to Share the Cost)</p> <p>Track Resurface \$160,000 Addendum #5</p>	<p>MEH Wing \$5,000,000 Addendum #4</p> <hr/> <p>Systems Renewals \$400,000</p>		
Project Detail and Impact Cost	Cherry Street Planned renovation for ADA and Fire Hazard upgrades to accommodate	Mount Daniel Planned renovation/expansion and ADA upgrades for to accommodate increased student	New Construction for George Mason High School \$350 per square foot	New Construction for George Mason High School		

	<p>classroom space. Estimate driven from ARCADIS and The Lukemire Partnership: Architecture, Planning and Design</p> <p>Impact: Estimated Utilities \$14,320 8,000sf x \$1.79</p> <p>Maintenance \$3,000 *primarily light bulbs and basic fixtures for new construction</p> <p>Once MD is expanded- gain back the utility expense from the portables</p>	<p>population.</p> <p>Impact: Estimated Utilities increase \$17,900 10,000sf x \$ 1.79</p> <p>Maintenance \$3,400 *primarily light bulbs and basic fixtures for new construction *Addendum #1</p>	<p>at 275,700 square feet</p> <p>Phase 1 Impact: Estimated Utilities – No Increase due to replacement of old building and more efficient resources</p> <p>During the construction phase estimated increase could be \$50,000</p> <p>*Addendum #3</p>	<p>Phase 2</p> <p>Impact: Estimated Utilities – No Increase due to replacement of old building and more efficient resources</p> <p>During the construction phase estimated increase could be \$50,000</p>		
All School Sites Projects				Systems Replacement, Renewal and Modernization *TBD		

				\$400,000		
Community Use Areas			Football/Soccer Field Turf Replacement \$200,000 (\$200,000 City \$200,000 Schools) Track Resurface \$160,000 It is advised that these two projects be done at the same time in order to reduce cost and get a better finished product.			

<p>Project Conformity with Comprehensive Plan</p> <p>All Projects</p>	<p>Schools Environmental Goal 1: The Falls Church City Public Schools will be safe, healthy and comfortable environments for students, staff and the community.</p> <p>Community Community Facilities 1-D: Ensure that the CIP and the operating budget provide sufficient funds to support an appropriate level of maintenance for City facilities and service.</p> <p>Community Facilities 3-A: Ensure that all public buildings and facilities are in compliance with the American with Disabilities Act (ADA)</p> <p>Community Facilities 4-A: Determine whether existing public facilities require renovation, expansion or elimination.</p> <p>Community Facilities 5-A: Continue to review population projections for schools to prepare for future demand levels.</p> <p>Community Facilities 5-B: Maintain the current educational infrastructure.</p>
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ADDENDUM #1 Mount Daniel Renovation and Expansion to a K-2 Site

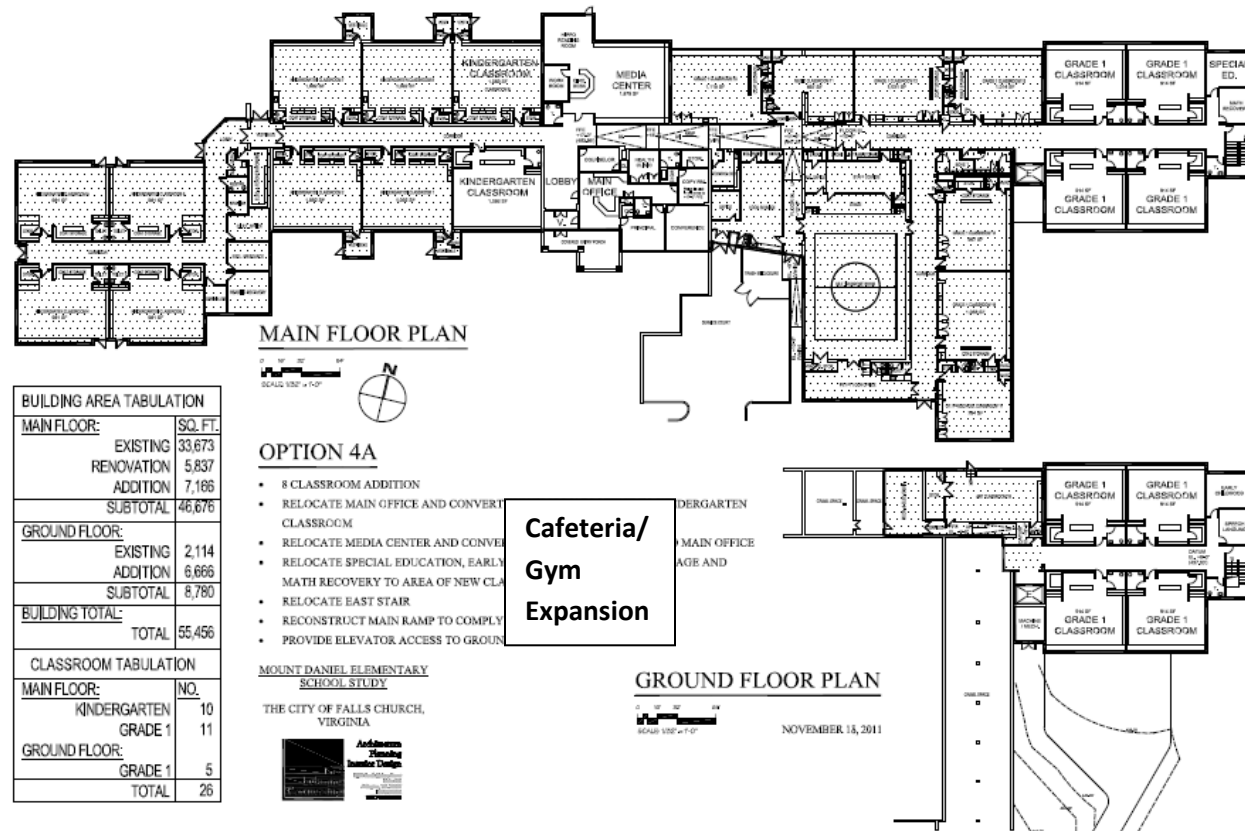
The Lukmire Partnership was contracted in 2011-2012 to assess and design for FCCPS in regards to Mount Daniel Elementary to provide options for renovation and expansion.

**It is noted that growth projections demonstrate a need to explore a new school site as part of the initial process before proceeding with this exact design. An ideal school site would allow a K-2 building to be constructed and alleviate much of the pressure which is now placed on Thomas Jefferson due to the rapid student population growth- moving 2nd to a new early childhood building.

FCCPS is working to find a way to balance student enrollment growth at the elementary level. An RFP issued in January will allow the School Board to explore all options.

Proposed would allow 12 classrooms on each grade K, 1, and 2 : 792 students maximum

Proposed	K-2	3-5
2020-21	607	690
2021-22	616	708
2022-23	629	716
2023-24	639	723
2024-25	648	735
2025-26	658	750



ADDENDUM #2

ADDENDUM #2

Systems Replacement, Renewal and Modernization all Sites

***Some of this will be eliminated as construction moves forward**

Description/Justification:

1. Thomas Jefferson has an aging HVAC system which has been estimated to have a life of no more than 2016. The estimated cost is \$1,600,000- to replace the system which is more than 20 years old. We want to plan for the replacement so that an emergency replacement mid-year does not emerge.

Also,

2. Mt. Daniel and George Mason are aging facilities. Major building systems such as roofs, HVAC systems, and elevators, although maintained annually, may be nearing the end of their useful lives. Therefore, it is important to plan for replacement, renewal or modernization of these systems according to their anticipated life spans. Changes in building codes since the last installation require specifications that have been priced at the indicated cost. \$400,000 Modernization

ADDENDUM #3 GEORGE MASON HIGH SCHOOL

George Mason High School Architectural Assessment

Construction of George Mason High School was completed in 1954 with several minor additions over the years and one major addition in 1994.

Upper Floor: 159,798 SF

Lower Floor: 40,227 SF

Total: 200,025 SF



The current facility is a one story building with three sections that have a lower level as the site begins to slope away from the main level elevation. The current school plan layout is a series of additions to the original school facility, placed as site availability allowed. As a result, clear circulation for students and faculty is no longer convenient or comprehensible.

Current George Mason

Classrooms	31
Science	9
Special Education Full Size	6

Electives CTE	5
Arts: Visual and Performing	5
Music	1
Gyms (not full size)	2

Limiting Factors George Mason High

- George Mason High currently operates above the desired ratio of 24:1 in the core academic curriculum.
- The elective and CTE courses tend to run below the 20:1 PTR.
- The facility's physical layout, with several level changes, makes it difficult to group classroom areas in various configurations – so interdisciplinary instruction is difficult.
- There are little or no resources areas for teachers to work together close to their classroom area.
- There are little or no designated conference areas that could be used for a variety of staff and student development uses.
- The administration office is remote from the staff and students.
- There is no sense of arrival or clear entry to the facility.
- Hallways are small, there are many dead
issue. -end corridor: and
- Demand for technology remains high.
- There is no space for the entire student body to gather at one time.
- A community television station uses a large amount of building space, but in 2012 an elective course was added that is utilizing the space.
- General purpose areas (cafeteria, etc.) are well used for other than intended purpose.

Construction Program Needs Estimate

Departments	Square feet	Number Needed for 1000 Students	Number needed for 1200-1300 Students	1200-1300 Students at GM <i>SF Needed</i>
ENGLISH Department				
Classrooms	800	10	13	10,400
Writing Lab	900	1	2	1800
Media Broadcast Center	1600	1	1	160
Academic Storage	150	1	1	150
Extra Storage	150	1	1	150
Teacher Resource Room	800	1	1	800
ESOL	400	1	1	400
Special Needs Content Area	400	1	2	800
Restroom	250	2	2	500
Data Closet	80	1	1	80
Electrical Closet	80	1	1	80
Janitorial	50	1	1	50
				16,810
Math Department				
Classrooms	800	10	13	10,400
Computer Science	900	1	1	900
Math Resource Lab	900	1	1	900
Extra Curricular Storage	150	1	1	150
Academic Storage	250	1	1	250
Teacher Resource Room	800	1	1	800
ESOL	400	1	2	800
Special Needs Content Classroom	400	2	3	1200
Toilet	250	2	2	500
Data Closet	80	1	1	80
Electrical Closet	80	1	1	80

Janitorial	50	1	1	50
				16,110
Science Department				
Universal Lab/Classrooms	1800	10	13	24,400
Student Project/Resource Area STEM Lab	1500	1	1	1500
Extra Curricular Storage	150	1	1	150
Academic Storage	150	1	1	150
Teacher Resource Room	400	1	1	400
ESOL	400	1	1	400
Special Needs Content Lab	400	1	1	400

Toilet	250	2	2	500
Data Closet	80	1	1	80
Electrical Closet	80	1	1	80
Janitorial	50	1	1	50
				28,110
Social Studies Department				
Classrooms	800	10	13	10,400
Student Project/Resource Area *Commons	800	1	1	800
Extra Curricular Storage	150	1	1	150
Academic Storage	150	1	1	150
Teacher Resource Room	400	1	1	400
ESOL	400	1	2	800
Special Needs Content Classroom	400	2	2	800
Toilet	250	2	2	500
Data Closet	80	1	1	80
Electrical Closet	80	1	1	80
Janitorial	50	1	1	50
				14,210

World Language Department				
Large Group Classrooms	900	7	9	8100
Breakout	200	5	5	1000
Small Group Classrooms	400	1	1	400
Extra Curricular Storage	150	1	1	150
Academic Storage	150	1	1	150
Teacher Resource Room	400	1	1	400
ESOL Large Group	400	1	1	400
ESOL Small Group	400	1	1	400
Special Needs Content Classroom	400	2	2	800
Toilet	250	2	2	500
Data Closet	80	1	1	80
Electrical Closet	80	1	1	80
Janitorial	50	1	1	50
				12,510
Inter-Disciplinary Commons				
Library/Media Services				
Reading Room/Stacks	4000	1	1	4000
Office	150	3	3	450
Workroom & Toilet	400	1	1	400
Enclosed Classroom	800	1	1	800
Electronic Classroom	1000	1	1	1000
Small Group/Conference	300	1	2	600

Digital Technology Storage	500	1	1	500
				7,750
Interdisciplinary Resources				
Presentation Arena	1000	1	1	1000
Small Group/ Ind Assessment	200	3	3	600
Hybrid Learning Ctr	1000	1	1	1000
				2,600

Fine and Performing Arts Department				
Visual Arts				
Art Lab	1400	2	3	4200
Teacher Resource Room	800	1	1	800
Art Storage	300	3	3	900
Graphic Arts Lab	1200	1	1	1200
Darkroom	750	1	1	750
Kiln	200	1	1	200
				8,050
Auditorium/Performance				
Main Auditorium/ Stage	12000	1	1	12000
Stage and Support Areas	4000	1	1	4000
Control Room/ Storage	200	1	1	200
Ticket Booth	50	1	1	50
Dressing room/toilet	300	2	2	300
Scene Shop & Workroom	700	1	1	700
Theatre Arts/ Drama	1800	1	1	1800
				19,050
Performing Arts				
Band/Orchestra	1600	1	1	1600
Choral	1000	1	1	1000
Instrument Storage	200	2	2	400
Uniform Storage	200	2	2	200
Practice Rooms	100	4	6	600
Music Library	150	2	2	300
				4,100
Career and Technical Education Department				
STEM /CTE	1500	1	1	1500
STEM /CTE	1500	1	1	1500
STEM/ CTE	1500	1	1	1500
Toilet	125	2	2	250
Teacher Resource Room	800	1	1	800
Storage	150	2	2	300

				5,850

Gymnasium				
Main Gym	13,440 2 courts	1	1	13,440
Auxiliary Gym	7,840	1	1	7840
Wrestling Room	3000	1	1	3000
Fitness Center	4000	1	1	4000
Indoor Storage	800	1	1	800
Outdoor Storage	250	1	1	250
Conference Room	900	1	1	900
				30,230
Lockers				
P.E. Lockers/Showers/ Team Room Boys	6000	1	1	6000
P.E. Lockers/Showers/ Team Room Girls	6000	1	1	6000
				12,000
Offices				
A.D. Office	500	1	1	500
Faculty Offices	150	5	7	1050
Coaches Offices	1500	2	2	3000
				4,550
Support Spaces				
Laundry Room	500	1	1	500
Training Room-office/private area/ whirlpool room	1500	1	1	1500
Storage/PE	800	1	1	800
Storage/Athletics	4500	1	1	4500

Ticket booth	150	1	1	150
Concession	300	1	1	300
Public Restrooms	1400	1	1	1400
				9,150
Health				
Health CR	800	2	3	2400
				2,400
Teaching and Student Support Services Department				
Special Education				
Special Needs Content Classrooms	800	1	1	800
Resource Lab	500	2	2	1000
Severe/Profound / Sensory Room	1000	1	1	1000
Life Skills Lab	1000	1	1	1000

OT/PT Lab	800	1	1	800
Transition Center (Post Grad)	1200	1	1	1200
School Store/ Coffee Bar	300	1	1	300
Teacher Resource Room/Collab	400	1	1	400
Conference/Testing Room	300	2	2	300
				6,800
Technology Support Services				
IT Administration Office/workshop	1000	1	1	1000
Digital Technology Storage	200	6	6	200
Data Closets	80	4	4	360
				1,560
Guidance/Career Center/Parent Support				
Guidance Reception	100	1	1	100
Registrar/Secretary	75	1	1	75
College/Career Center	500	1	1	500

Main Counselor's Office	175	1	1	175
Counselor's Office	150	4	4	600
IBCoordinator/Gifted	150	1	1	150
Testing/Data Coordinator	150	1	1	150
Student Support	150	1	1	150
School Psychologist	150	1	1	150
Itinerants	50	3	3	150
Small Group/Conf	200	1	1	200
Workroom	200	1	1	200
Records Storage	200	1	1	200
Parent Resource Center	200	1	1	200
Restroom	75	2	2	150
				3,150
Health Services				
Clinic Waiting/Reception	100	1	1	100
Nurse's Office	100	2	2	200
Exam Room	150	1	1	150
Resting Area	100	2	2	200
Storage	50	1	1	50
Toilets	75	2	2	150
				850
Food Services/Dining				
Dining	4000	1	1	4000
Food Prep/storage/washing/office/	2000	1	1	2000
Serving	1400	1	1	1400
Chair/Table Storage	600	1	1	600
Senior Lounge	350	1	1	350

Faculty Dining/Lounge	1000	1	1	1000
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				9,350
Administration/Safety and Building Services				
Administration				
Reception/Clerical	500	1	1	500
Principal	300	1	1	300
Asst. Principal	120	3	3	360
Staff Offices	120	3	3	360
Workroom/Mail	300	1	1	300
Conference Room	400	1	1	400
Storage/Supplies	100	4	4	400
Attendance	150	1	1	150
Bookkeeper	150	1	1	150
Records Storage	200	1	1	200
Toilets	75	2	2	150
				3,270
Safety				
Student Resource Center	80	2	2	80
In School Suspension	250	1	1	250
				330
Building Services/ Maintenance				
General Public Toilets	250	2	2	250
Custodial/Maint Office	120	1	3	120
Receiving Storage	1000	1	1	1000
Lockers/Dressing	150	2	2	150
Janitor Closets	50	7	7	50
Mechanical/Electrical	200	1	1	200
				1,770
Non-program Space 25%				55,140
Total Program Space				220,560
TOTAL				275,700

ADDENDUM #4 MARY ELLEN HENDERSON MIDDLE SCHOOL

The most cost effective time to add an additional 10 rooms to MEH would be when construction is taking place for George Mason. This would eliminate much of the overhead cost associated with construction management and request for proposal development if the project was completed in tandem with George Mason. Preferably, at the end of the George Mason project the MEH project would be underway.

Estimate: 10 rooms at 850 sf each = 8,500 square feet of rooms. 25% non-program space 2,125 sf. Total Square Feet: 10,650 sf.

10,650 sf x \$350 sf= \$3,727,500 Project Cost

\$5,000,000 Estimate due to gradual construction cost increases.

9-10 classrooms will add capacity for 168- 192 students.

(8 Program spaces, 2 elective space). 8 classrooms x 24 students in each room = 192

(7 Program spaces, 2 elective spaces). 7 classrooms x 24 students in each room = 168

ADDENDUM #5 REPLACEMENT OF TURF ON THE FOOTBALL FIELD

The football turf is at end of life. In order to prevent injuries and damage to the field the turf must be replaced.

Joint project between City and Schools- Total of \$400,000.